

A G E N D A

BUILDING COMMITTEE

May 10, 2006

11:00 A.M. Lake Superior Room
1st Floor Michigan Library and Historical Center

STATE ADMINISTRATIVE BOARD

May 16, 2006

11:00 A.M. Lake Ontario Room
3rd Floor Michigan Library and Historical Center

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AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – VanWagoner Building – Asbestos Abatement
File No. 071/05257.JRC – Index No. 44100
Low Responsive Bidder: Trust Thermal Abatement, Inc., DeWitt; \$255,975.00
2. DEPARTMENT OF EDUCATION, IRON MOUNTAIN – Bay de Noc Community College – Construction of Building and Related Site Work
File No. 332/05226.RAA – Index No. 52321
Low Responsive Bidder: Gundlach Champion, Inc., Houghton; \$9,171,000.00
3. DEPARTMENT OF HUMAN SERVICES, ADRIAN – Adrian Training School – CCTV Project
File No. 431/05202.JNS – Index No. 65710
Low Responsive Bidder: Netech Corporation, Grand Rapids; \$662,154.00
4. DEPARTMENT OF NATURAL RESOURCES, CADILLAC – William Mitchell State Park – Carl T. Johnson Outdoor Center Improvements
File No. 751/06001.AGY – Index No. 14420
Low Responsive Bidder: Robert T. Cole, Inc., Traverse City; \$258,000.00

AWARD OF CONTRACT FOR DESIGN, CONSTRUCTION, CONSULTATION SERVICES (DCC/S)

5. DEPARTMENT OF CORRECTIONS, YPSILANTI – Huron Valley Correctional Facility –Huron Valley Central Warehouse
File No. 472/06191.EEW - Index No. 69630
That approval is given for the award of a contract for professional design/construction consultation services to Kares Construction, Charlotte, Michigan, to provide professional engineering, architectural and construction services for the renovation of the Huron Valley Central Warehouse to accommodate recreational and educational space for female prisoners. Payment for architectural/engineering services to be on an hourly basis times a multiplier of 2.55, plus reimbursables and General Conditions, plus a construction allowance of \$436,400.00, for a cost not-to-exceed \$469,400.00.

6. DEPARTMENT OF CORRECTIONS, YPSILANTI – Huron Valley Correctional Facility –Huron Valley TRV Renovations

File No. 472/06239.EEW - Index No. TBD

That approval is given for the award of a contract for professional design/construction/consultation services to Kares Construction, Charlotte, Michigan, to provide professional engineering, architectural and construction services for the renovation of the Huron Valley Technical Rules Violators facility to accommodate female prisoners. Payment for architectural/engineering services to be on an hourly basis times a multiplier of 2.55, plus reimbursables and General Conditions, plus a construction allowance of \$300,365.00, for a cost not-to-exceed \$332,365.00.

REVISIONS TO CONSTRUCTION CONTRACTS

7. DEPARTMENT OF ENVIRONMENTAL QUALITY, LAKE COUNTY – Wash King Laundry – Soil and Groundwater Remediation

File No. 761/00532.AGY – Index No. 46619

Great Lakes Carbon Treatment, Kalkaska; CCO No. 10, Incr. \$80,728.00

JURISDICTIONAL TRANSFER AFFIDAVITS

8. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources for the purpose of reconveyance to the original owner as the property was erroneously offered in the tax lien sale. Further, the transfer shall be by Jurisdictional Transfer Affidavit.

The transferred land is located in Genesee County, Michigan and the description is on file with the State Administrative Board.

9. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources for the purpose of reconveyance to the original owner(s). The properties have been redeemed or are being returned due to Certificate of Error. Further, the transfer shall be by Jurisdictional Transfer Affidavit.

The transferred land is located in Wayne County, Michigan and the description is on file with the State Administrative Board.

RECOMMENDATION FOR GRANT OF UTILITY EASEMENT ABANDONMENT AND GRANT OF NEW EASEMENT

10. DEPARTMENT OF MANAGEMENT AND BUDGET (DMB), CITY OF KALAMAZOO, KALAMAZOO COUNTY, MI - It is hereby recommended that the State Administrative Board, acting under authority of Act 431 of the Public Acts of 1984, as amended, should grant to Shelter Pointe, LLC, with offices located at 5829 West KL Avenue, Kalamazoo, Michigan 49009-9240 abandonment of an unused overhead electrical power line utility easement burdening the area described as:

Excepting an easement for like purposes to be granted by Shelter Pointe, LLC to the State, via a separate easement agreement, which is hereby also recommended to the State Administrative Board, over and above property described as.

Commencing at the East Quarter corner of Section 30, Town 2 South, Range 11 West; thence North 89°39'20" West, 1125.26 feet along the East and West Quarter line of said Section 30; thence North 05°09'27" East, 33.11 feet to the Northerly line of Winchell Avenue; thence North 80°01'46" West, 24.78 feet along said Northerly line to the Place of Beginning; thence continuing N 80°01'46" W 99.27 feet along said Northerly line; thence N 53°39'58" E 30.89 feet; thence N 03°39'51" E 52.35 feet; thence N 14°38'16" E 39.40 feet; thence N 03°39'51" E 151.30 feet; thence Northwesterly 71.73 feet along the arc of a curve to the left having a radius of 70.00 feet, a central angle of 58°42'53" and a chord of N 25°41'35" W 68.64 feet; thence N 55°03'02" W 125.96 feet; thence Northwesterly 206.47 feet along the arc of a non-tangent curve to the right having a radius of 60.00 feet, a central angle of 197°10'02" and a chord of N 16°27'59" W 118.66 feet; thence N 11°35'18" E 272.73 feet; thence N 29°09'09" W 100.89 feet to the Southwesterly extension of the Northerly line of Fair Oaks Drive; thence N 61°27'30" E 44.96 feet along said Southwesterly extension of the Northerly line of Fair Oaks Drive to the Southwesterly line of Pine Grove Lane; thence S 55°03'00" E 145.95 feet along said Southwesterly line of Pine Grove Lane to the West line of Lot 42 "Winchellwood No.1" subdivision according to the plat thereof as recorded in Liber 26 of Plats on Page 23 Kalamazoo County Records; thence S 34°57'00" W 30.67 feet along said West line; thence S 75°39'27" W 55.99 feet; thence S 11°35'18" W 267.64 feet; thence Southeasterly 66.91 feet along the arc of a non-tangent curve to the right having a radius of 60.00 feet, a central angle of 63°53'26" and a chord of S 26°59'43" E 63.49 feet; thence S 55°03'00" E 110.90 feet; thence Southeasterly 116.52 feet along the arc of a non-tangent curve to the right having a radius of 65.00 feet, a central angle of 102°42'45" and a chord of S 78°53'53" E 101.54 feet; thence S 27°32'47" E 20.00 feet; thence Southwesterly 117.26 feet along the arc of a curve to the right having a radius of 65.00 feet, a central angle of 103°21'47" and a chord of S 24°08'22" W 101.99 feet; thence S 03°39'51" W 144.42 feet; thence S 07°18'33" E 39.40 feet; thence S 03°39'51" W 83.11 feet to the Place of Beginning.

RECOMMENDATION FOR CONSTRUCTION CHANGE ORDER

11. DEPARTMENT OF COMMUNITY HEALTH, KALAMAZOO - CCO #1 for Lease #10555 approved by the State Administrative Board on May 19, 1998 by Item #10 between Western Michigan University, as Lessor, and the Department of Community Health, as Lessee. This CCO provides for construction of a maintenance building, as requested by the Department of Community Health at a cost not-to-exceed \$199,844.01. The space is located at Box A-1312 Oakland Drive, Kalamazoo, MI 49008
12. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, LANSING - CCO #4 for Lease #10469 approved by the State Administrative Board on April 15, 1997 by Item #19 between Van W. Martin & William G. Martin, Tenants in Common as Lessor, and the Department of Labor and Economic Growth, as Lessee. This CCO provides for the removal of built in cabinets, the installation of additional electrical circuits and the replacement of carpet as needed on the second floor, as requested by the Department of Labor and Economic Growth at a cost not-to-exceed \$10,374.10. The space is located at 2501 Woodlake Circle, Okemos, MI 48864.
13. DEPARTMENT OF LABOR & ECONOMIC GROWTH, LANSING - CCO #9 for Lease #10226 approved by the State Administrative Board on August 17, 1993 by Item #15 between Gentilozzi Real Estate and Company, and subsequently assigned to Victor II Partnership, as Lessor, and the Department of Labor, subsequently renamed the Department of Labor and Economic Growth, as Lessee. This CCO provides for labor and materials to construct staff offices, and a conference room with folding partition walls and the electrical work necessary to complete the renovation on the 5th floor, as requested by the Department of Labor & Economic Growth at a cost not-to-exceed \$59,653.00. The space is located at 201 North Washington Square, Lansing, MI 48933
14. DEPARTMENT OF COMMUNITY HEALTH, LANSING - CCO #4 for Lease #11169 approved by the State Administrative Board on December 8, 2005 by Item #1 between Heart of the City Associates, as Lessor, and the Department of Community Health, Department of Management and Budget, and Department of Civil Service, as Lessee. This CCO provides for adding necessary electrical capacity to the 7th floor, as requested by the Department of Community Health at a cost not-to-exceed \$693.00. The space is located at 400 South Pine Street, Lansing, MI 48913

RECOMMENDATION FOR CONVEYANCE OF SURPLUS STATE REAL PROPERTY

15. THE DEPARTMENTS OF MANAGEMENT AND BUDGET (DMB) AND CORRECTIONS (DOC), recommend the conveyance of the Property described below (the "Property"), located in Easton Township, Ionia County, Michigan to the county of Ionia for consideration of \$1.00 (one dollar).

Legislative Background

Public Act 274 of 2005 (the "Act") authorizes the State Administrative Board to convey the Property to the Ionia County for consideration of \$1.00 (one dollar).

The Property is described as:

PARCEL A

A parcel of land in sections 23, 24 and 26, T7N - R7W, Easton Township, Ionia County, Michigan, more particularly described as commencing at the NE corner of said section 26; thence N00°14'39"E 90.26 feet to a point on the northwesterly right of way of the Grand Trunk Railroad (100 feet wide) and the point of beginning of this description; thence 543.35 feet on a curve to the right with a radius of 5779.65 feet, a delta angle of 5°23'11" and a long chord bearing and distance of N54°54'01"E 543.15 feet; thence N28°31'41"W 33.00 feet to the centerline of Main Street (66' wide); thence S61°28'19"W 53.64 feet; thence S57°42'04"W 450.89 feet on said centerline; thence S67°16'59"W 394.91 feet on said centerline; thence S13°03'30"E 194.44 feet to the northwesterly right of way of the Grand Trunk Railroad; thence 416.93 feet on said right of way on a curve to the right with a radius of 5779.65 feet, a delta angle of 4°08'00" and a long chord bearing and distance of N50°08'26"E 416.84 feet to the point of beginning, containing 1.65 acres including road right of way.

PARCEL B

A parcel of land in the N1/2 of section 26, T7N - R7W, Easton Township, Ionia County, Michigan, more particularly described as commencing at the NE corner of said section 26; thence N89°29'41"W 864.01 feet on the north line of said section; thence S00°00'00"W 204.62 feet to a point on the centerline of Main Street and the point of beginning of this description; thence along said centerline for the following four (4) courses:

1. S67°16'59"W 1794.61 feet;
2. S80°27'49"W 958.57 feet;
3. 441.07 feet on a curve to the left with a radius of 4022.59 feet, a delta angle of 6°16'57" and a long chord bearing and distance of S77°14'15"W 440.85 feet;
4. S73°48'27"W 109.52 feet to the east line of the west 1/2 of the NW 1/4 of said section 26; thence
S00°20'39"W 720.70 feet on said east line to a point on the northerly bank of the Grand River; thence along said northerly bank for the following six (6) courses:

1. N70°17'46"E 618.88 feet;
2. N78°05'08"E 616.44 feet;
3. N77°39'11"E 472.89 feet;
4. N87°38'02"E 350.81 feet;
5. S73°30'12"E 55.36 feet;
6. S35°08'39"E 503.68 feet to the northwesterly right of way of the Grand Trunk Railroad; thence

N33°18'46"E 674.99 feet on said railroad right of way; thence 904.48 feet on said rail road right of way on a curve to the right with a radius of 5779.65 feet, a delta angle of 8°57'59" and a long chord bearing and distance of N37°42'57"E 903.56feet; thence N17°23'04"W 416.79 feet to the point of beginning, containing 55.88 acres including road right of way.

PARCEL C

A parcel of land in sections 24, 25 and 26, T7N - R7W, Easton Township, Ionia County, Michigan, more particularly described as commencing at the NE corner of said section 26; thence S00°29'34"W 37.53 feet on the east line of said section to the southeasterly right of way of the Grand Trunk Railroad (100 feet wide) and the point of beginning of this description; thence 1802.04 feet along said right of way on a curve to the left with a radius of 5679.65 feet, a delta angle of 18°10'44" and a long chord bearing and distance of S42°19'19"W 1794.49 feet; thence S33°18'46"W 716.91 feet on said railroad right of way to the northerly bank of the Grand River; thence along said northerly bank for the following six(6) courses:

1. S19°18'21"E 600.94 feet;
2. S60°20'04"E 401.58 feet;
3. S84°22'48"E 573.41 feet;
4. N69°29'34"E 487.79 feet;
5. N56°06'51"E 1214.60 feet;
6. N54°47'25"E 392.06 feet; thence

N00°30'15"E 2103.06 feet; thence N61°02'54"E 882.80 feet; thence N00°28'49"E 404.42 feet to the southeasterly right of way of the Grand Trunk Railroad (100 feet wide); thence S61°02'54"W 1487.20 feet on said railroad right of way; thence 962.36 feet along said right of way on a curve to the left with a radius of 5679.65 feet, a delta angle of 9°42'29" and a long chord bearing and distance of S56°15'56"W 961.20 feet to the point of beginning, containing 149.72 acres.

In accordance with Section 1, subsection 2(a) of the Act, the Property shall be used exclusively for the purpose of a public park, and if any fee, term or condition for the use of the Property is imposed on the members of the public, or if any of those fees, terms, or conditions are waived for use of the Property, all members of the public shall be subject to the same fees, terms conditions, and waivers.

In accordance with Section 1, subsection 2(b) of the Act, in the event of an activity inconsistent with the above, the state may reenter and repossess the Property, terminating the county's title.

The conveyance shall be by quitclaim deed prepared and approved by the office of Attorney General, and in accordance with Section 1, subsection 4 of the Act shall not reserve mineral rights to the State. However, the conveyance shall provide that the State reserves the right to receive ½ of any revenue generated in the event the county or a subsequent owner develops any minerals from the Property.

16. THE DEPARTMENTS OF MANAGEMENT AND BUDGET (DMB) AND STATE POLICE (MSP), recommend the conveyance of the Property described below (the "Property"), located in New Buffalo Township, Berrien County, Michigan to the Township of New Buffalo for consideration of \$1.00 (one dollar).

Legislative Background

Public Act 102 of 1998 (the "Act") authorizes the Department of State Police, on behalf of the State, to convey the Property to the Township of New Buffalo for consideration of \$1.00 (one dollar).

The Property is described as:

Parcel No. 1

All that part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 2, T8S, R21W, New Buffalo Township, Berrien County, Michigan, which lies Southeasterly of a line 50 feet Southeasterly of (measured at right angles) and parallel to a line described as: Beginning at a point on the West line of Section 11 said T8S, R21W, Village of New Buffalo, which is 4.5 feet South of the Northwest (NW) corner of said Section 11; thence South 88 deg. 01' East, 654.2 feet to the point of curvature of a 1042.14 foot radius curve to the left (chord bearing North 59 deg. 59'30" East); thence Northeasterly along the arc of said curve 1163.33 feet to a point of ending. EXCEPTING THEREFROM that part of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) described as:

Beginning at a point which is Easterly along the Southerly line of Section 2, T8S, R21W, New Buffalo Township, Berrien County, Michigan, 1334.1 feet and North 1 deg. 39' 30" East along the Easterly line of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of said Section 2, 126.85 feet from the Southwest corner of said Section 2; thence North 1 deg. 39' 30" East along the Easterly line of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of said Section 2, 93.07 feet; thence South 56 deg. 18' 15" West 149.12 feet; thence South 39 deg. 17' 35" East 73.69 feet; thence North 83 deg. 02' 45" East 53.68 feet; thence North 28 deg. 02' 25" East 45.58 feet to the point of beginning.

Parcel No. 2

All that part of a parcel of land described as: Beginning at a point which is E'ly along the S'ly line of Sec.2, T8S, R21W, New Buffalo Twp., Berrien Co., Michigan, 1334.1 ft. and N. 1 deg. 39'30" E. along the E'ly line of the W1/2 of the SW1/4 of said Sec. 2, 126.85 ft. from the SW corner of said Sec. 2, thence N. 1 deg. 39'30" E. along the E'ly line of the W1/2 of the SW1/4 of said Sec. 2, 93.07 ft.; thence S. 56 deg. 18' 15" W. 149.12 ft.; thence S.39 deg. 17' 35" E. 73.69 ft.; thence N. 83 deg.02' 45" E. 53.68 ft.; thence N. 28 deg. 02' 25" E. 45.58 ft. to the point of beginning; which lies SE-ly of a line 35 ft. SE'ly of an parallel to the centerline of US-12 as now located. Said centerline of US-12 is described as beginning at a point which is S'ly along the W'ly line of said Sec. 2, 4.5 ft. from the SW corner of said Sec. 2, thence S.88 deg. 01' E. 654.2 ft. to the point of curvature of a 5 deg. 30' curve to the left; thence along the arc of said curve 1000 ft. more or less to the point of ending.

In accordance with Section 2 of the Act, the Property shall be used exclusively for a municipal public purpose, and upon termination of that use, or upon use for any other purpose, title to the property shall revert immediately to the state.

The conveyance shall be by quitclaim deed prepared and approved by the office of Attorney General and shall reserve all mineral rights to the State.

In accordance with Section 4, the revenue received under this act shall be deposited in the State treasury and credited to the general fund.

17. THE DEPARTMENT OF MANAGEMENT AND BUDGET (DMB) recommends the conveyance to the board of trustees of Lansing Community College, the right of reverter and the right of reentry on a parcel of property located on the downtown Lansing campus, known as the Carnegie Library Property, for consideration of \$1.00 (one dollar).

Legislative Background

Public Act 115 of 2006 (the "Act") authorizes the State Administrative Board to convey, for consideration of \$1.00, to the board of trustees of Lansing Community College, the right of reverter and the right of reentry, contained in the Quitclaim Deeds recorded in Liber 849 page 897 and Liber 1199 pages 1047-1048, Ingham County records on property located in the City of Lansing, Ingham County, Michigan (also known as the Carnegie Library Property).

The Property is described as: Block No. 81, original plat, City of Lansing, County of Ingham, State of Michigan.

The quitclaim deed has been approved as to legal form by the attorney general.